

Villa

€ 695.000

Ref. AC99-149-1040



1.200 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 27

Villa Susanna

Vicalvi (C.da Delicata) unique in its kind, in a sunny position and surrounded by a green park of its own, we offer for sale this enchanting stately villa expertly built in North American style and equipped with all comforts with fine finishes.

Access to the property is very convenient, once you pass the automatic gate you enter the courtyard in front of the Villa, all decorated with ornamental plants, gardens and hedges that delimit the driveway, all connected by a branched automatic irrigation system with Artesian Well. .

A large porch precedes the armored entrance door and one of the first comforts that one realizes is certainly the internal accessibility, as it is enough to climb only three steps because it develops all on the ground floor.

We are welcomed by a large hallway / wardrobe and to its left a refined tea room.

The living area consists of a kitchen dining area of about 35 square meters with peninsula and complete equipment, dining room, double living room with fireplace, porch and a first service.

The sleeping area is certainly very suggestive, there are two double bedrooms and a bathroom on one side, while on the other we find the master bedroom with walk-in closet and bathroom with double sink in precious marble, bathtub and bathroom fixtures all with taps dipped in 25-karat gold.

The villa has a further side entrance that runs alongside the large living area, in which a mini apartment of further 50 square meters has been created consisting of a living room with open kitchen, bedroom and bathroom, ideal as an internal Dependence for family and friends.

On the floor below the property, accessible externally by car and internally on foot, there is a large triple garage, laundry area, 50 sqm

cellar and boiler room.

Much of the size is intended for a second apartment, also representative but to be finished, consisting of a large entrance hall, a double living room with fireplace and four bedrooms. The bathrooms are to be created, but the systems can be connected anywhere, making their choice easier.

The Villa is self-heating, it is already equipped with a Thermal Coat but still has different sources of heating, the aforementioned fireplaces, methane gas with cast iron radiators, hot and cold air conditioners and thermo convectors.

The electrical and hydraulic system are fully functional, in the land owned by about 8000 meters there is a well, a vineyard of a white and red wine, numerous fruit trees and centuries-old oaks.

Unrepeatable investment, the fine furnishings can be purchased separately, as well as an additional land of 1600 meters that can be built.

For information or appointments 3493400492 - For Internationals Clients 00393348094290

Certification

Energy Class: G

Property Informations

Address: Contrada Storta

Zip Code: 3030

Bedrooms: 5

Bathrooms: 4

Rooms: 27

State of Preservation: Excellent

Parking: Uncovered Parking

Age Construction: 1980

Terrace: Present, 60 sq.m

Garden: Private, 8.000 sq.m

Kitchen: Regular Kitchen

Box: Triple, 45 sq.m

Features

Terrace: 25 □

Tv Antenna: Autonomous

Porch: 35 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 45 □

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Jacuzzi

Shower

Aluminum Frames

Shutters

Nearby

Football Fields

Fitness Centers

Bike Lanes

Playgrounds

Public Transport

Kindergarten

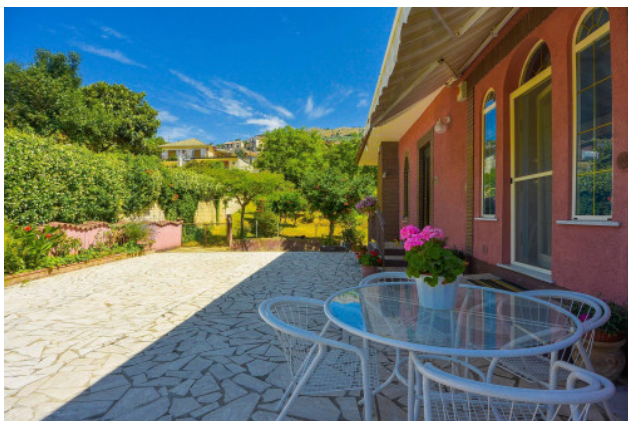
Elementary Schools

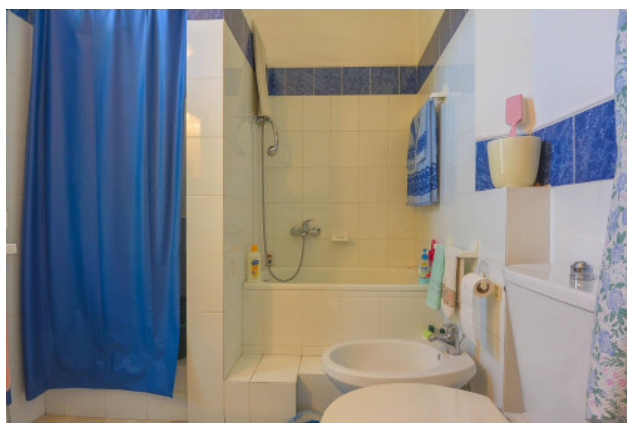
Schools

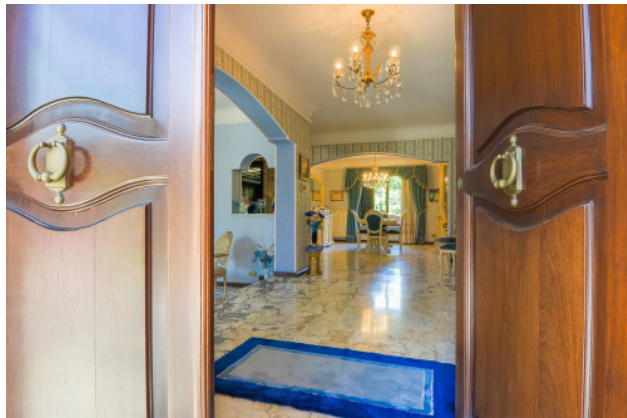
Cafe

Post Offices

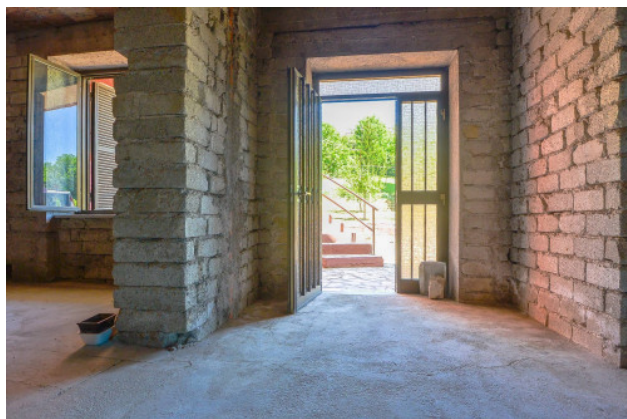
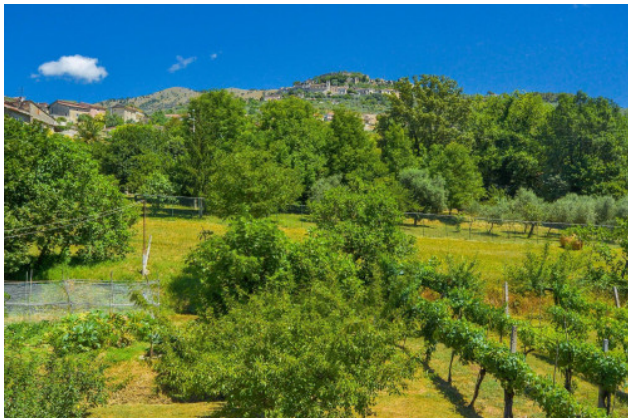
Municipal Offices













Alfano Real Estate S.r.l.

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>
 VAT 02679640603